BREWERY WHARF

1 BREWERY PLACE LEEDS

TO LET
UP TO 5,360 SQ FT

A UNIQUE RIVERSIDE WORKSPACE

An opportunity to create a bespoke working environment to suit your business needs

LS10 1NE

BREWERY WHARF

1 BREWERY PLACE

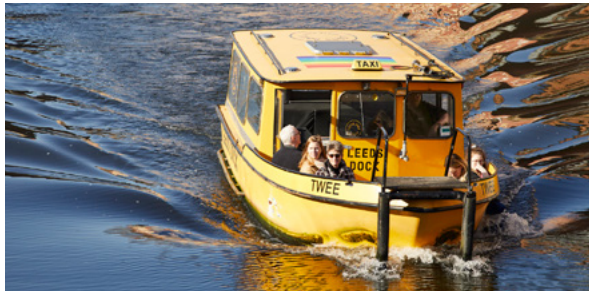
EXTERIOR

Situated on the South Bank of the River Aire opposite The Calls, the top floor in 1 Brewery Place offers a unique opportunity to occupy a newly refurbished, self-contained office suite within this fantastic development. The space benefits from excellent natural light and is set amongst a vibrant working community and public realm that is unrivalled in Leeds.













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1 BREWERY PLACE

EXTERIOR

Situated on the South Bank of the River Aire opposite The Calls, the second floor in 1 Brewery Place offers a unique opportunity to occupy a newly refurbished, self-contained office suite within this fantastic development. The space benefits from excellent natural light and is set amongst a vibrant working community and public realm that is unrivalled in Leeds.



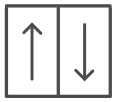


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1 BREWERY PLACE

1 Brewery Place offers a unique and productive working environment, served with an abundance of natural light. The fully refurbished open plan office accommodation includes:

SPECIFICATION & DETAILING



PASSENGER LIFT



EXTENSIVE GLAZING WITH EXCELLENT NATURAL LIGHT



EPC RATING B



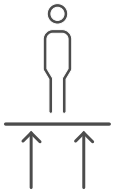
SECURE BIKE STORAGE [PLANNED]



MALE, FEMALE WC'S



FITTED KITCHENETTES



RAISED ACCESS FLOORS



CONVENIENCE RETAIL



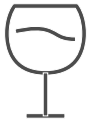
RIVERSIDE LOCATION



MANAGED EXTERNAL ENVIRONMENT



ESTABLISHED COMMUNITY



LOCAL FOOD AND DRINK AND AMENITIES

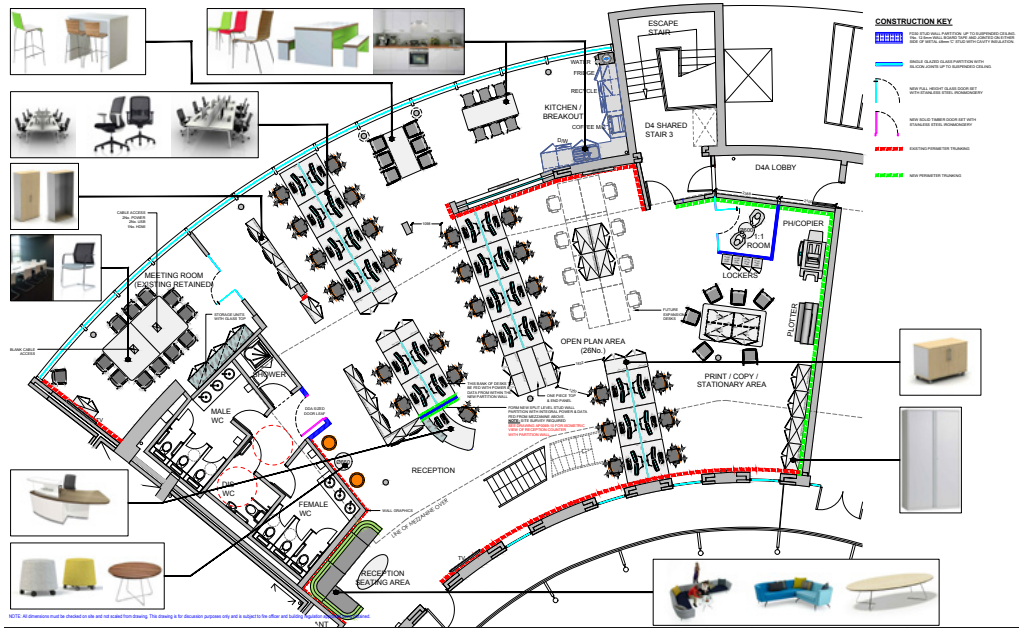
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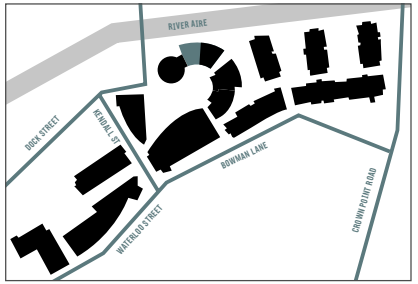
1 BREWERY PLACE

FLOOR PLANS • **SECOND FLOOR**

SECOND FLOOR	339 SQ M	3,650 SQ FT
MEZZANINE	159 SQ M	1,710 SQ FT
TOTAL	**498 SQ M**	**5,360 SQ FT**





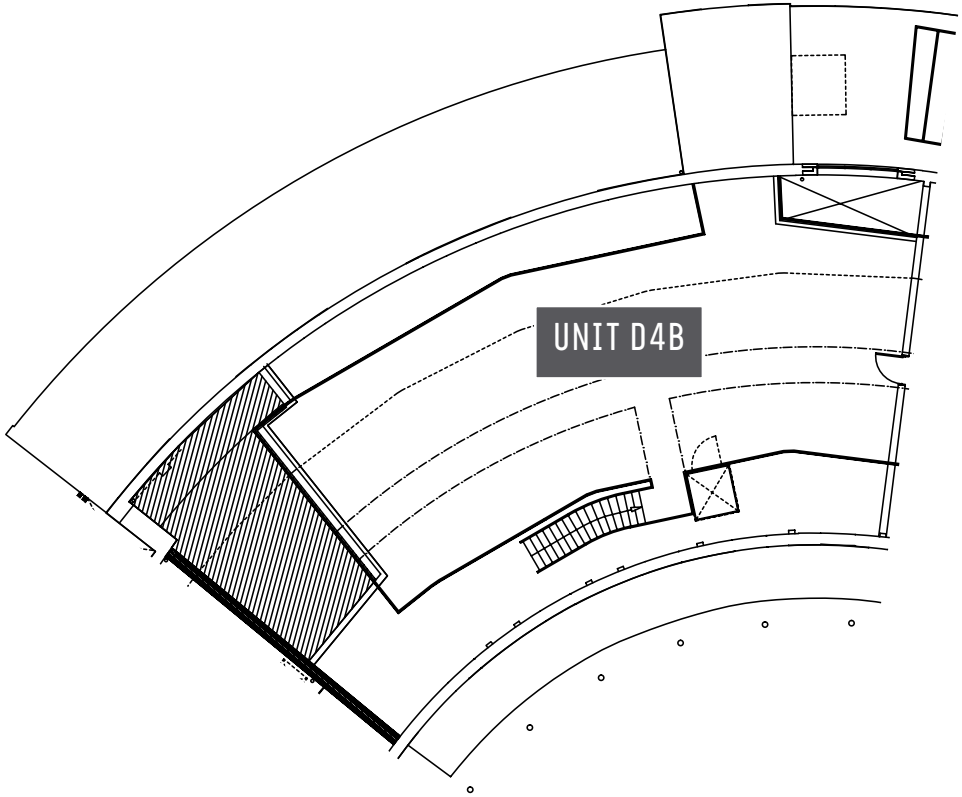


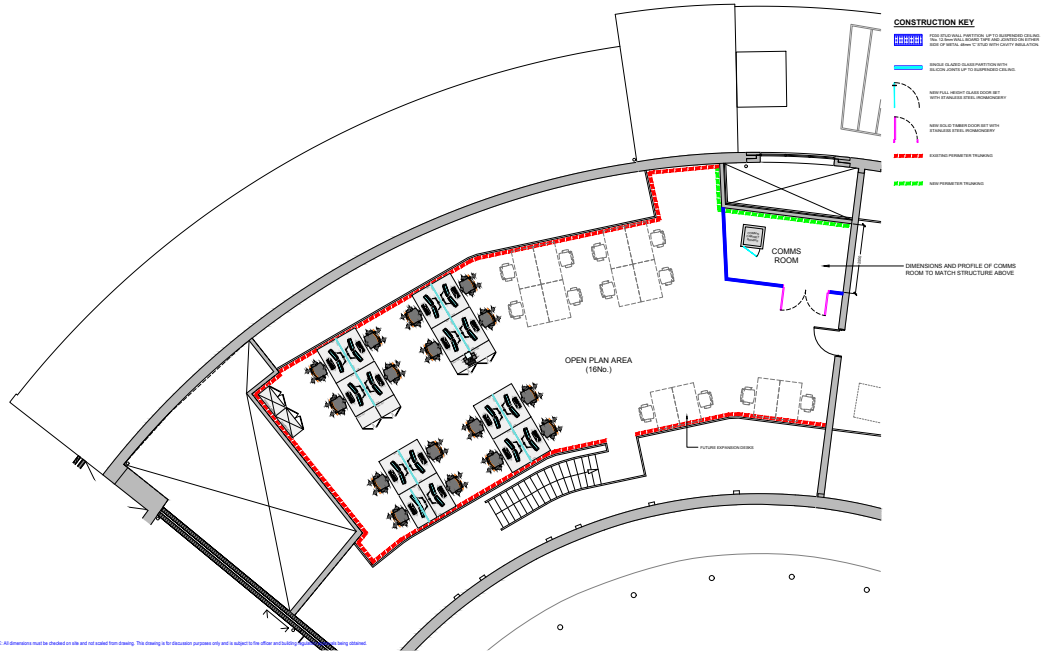
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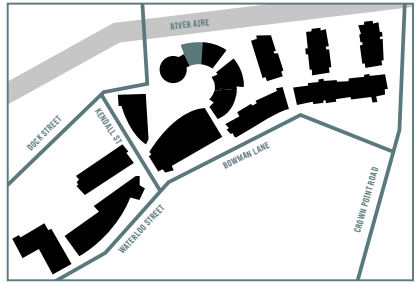
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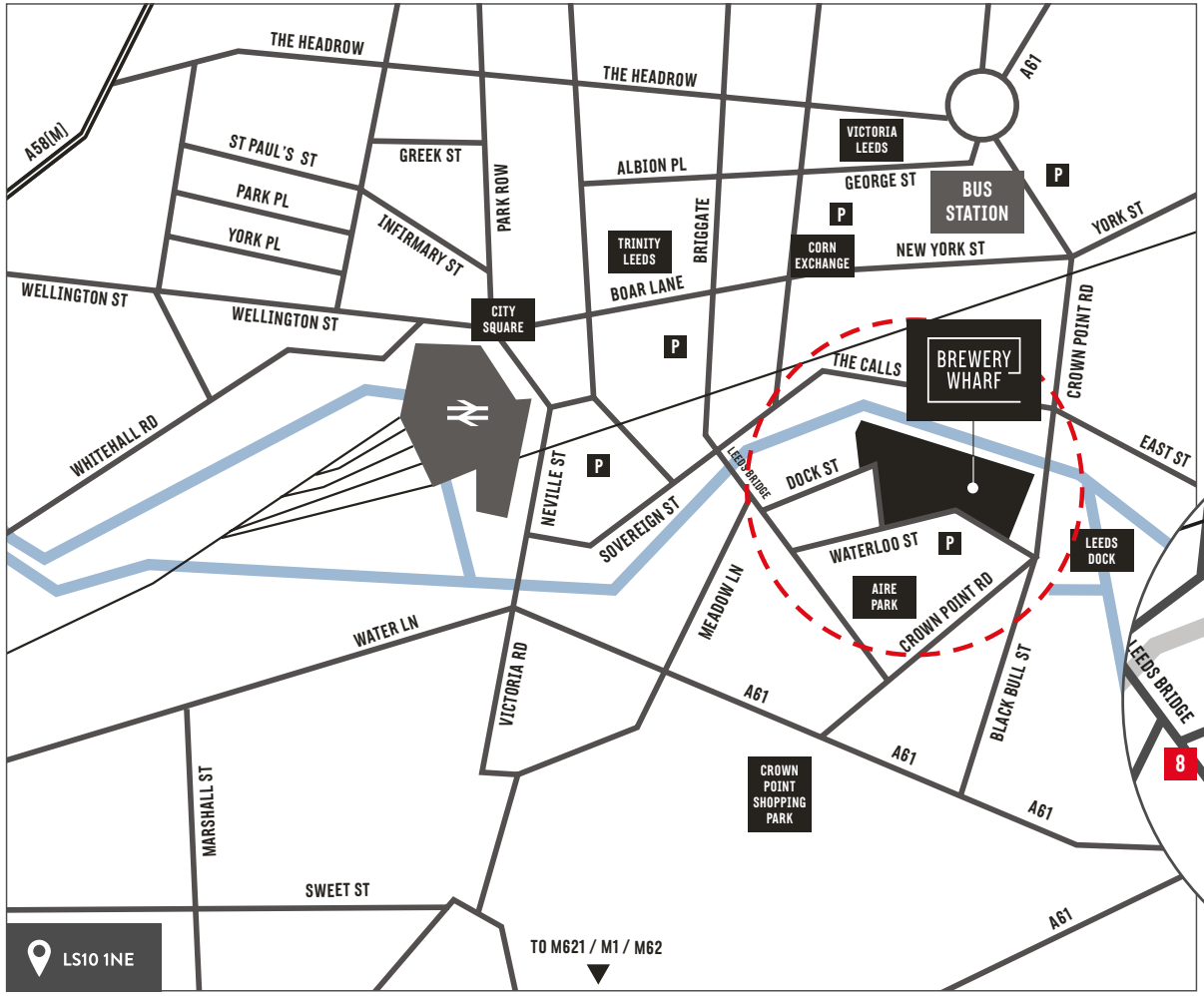
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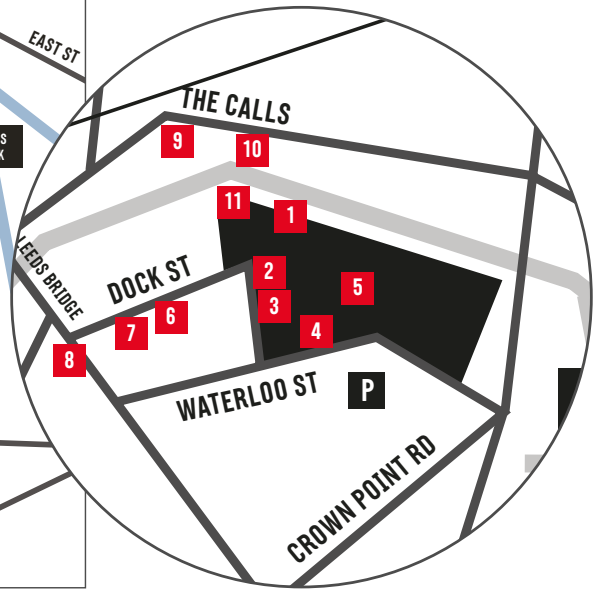
LOCATION

Brewery Place is located on the popular Brewery Wharf development on the banks of the River Aire located opposite The Calls, the area offers a mix of offices, bars, restaurants and hotels. Local amenities include Leonardo Hotel, Café Yum Yum and a Sainsbury's local. Situated a short walk from both the train station and bus station, and approximately 1.5 miles from Junction 3 of the M621 motorway, the location benefits from excellent accessibility by car and public transport.





1 Subject property
2 Sainsbury's
3 212 Café & Bar
4 Leonardo Hotel
5 Café YumYum
6 Cha Lounge
7 Ciao Bella Bar & Restaurant
8 The Adelphi
9 Ambiente Tapas
10 Kapow Coffee
11 Brewery Wharf Tavern



1 BREWERY PLACE

TERMS
The accommodation is available to let on new FRI lease for a term to be agreed.

RATES
The ingoing tenant will be responsible for the business rates. We advise that interested parties make their own enquiries with the Local Authority.

VAT
For the avoidance of doubt VAT is applicable to all prices at the prevailing rate

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC Rating B

FURTHER INFORMATION & CONTACTS

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Misrepresentation Act: The agents for themselves and for the vendors or lessors of their property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. JAN 2026